



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 30, 2012

Pacific Charter School Development
316 W. 2nd Street, Suite 900
Los Angeles, CA 90012

**REGARDING: PROJECT NUMBER R2011-01275-(1)
CASE NUMBER RPP201101088
DISCRETIONARY DIRECTOR'S REVIEW FOR TRANSITIONAL PARKING &
REVISED EXHIBIT 'A' TO ZEC 8906 AND CUP 269
3650 E. 1st Street, East Los Angeles**

Dear Applicant:

The Regional Planning Commission, by its action of August 29, 2012, has denied the appeal and upheld the **APPROVAL** of the above-referenced discretionary Director's Review for Transitional Parking and Revised Exhibit 'A' to ZEC 8906 and CUP 269. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The Regional Planning Commission's decision on upholding this Director's Review and Approval is final. No further appeal on this is available.

Please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously. Failure to submit these documents and applicable fees will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Alice Wong of the Land Development Coordinating Center Section at (213) 974-6438 or e-mail at awong@planning.lacounty.gov. Our office hours are Monday, Tuesday, and Thursday from 7:30 a.m. to 5:30 p.m. and Wednesday from 8:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Mark Herwick, AICP
Supervising Regional Planner
Land Development Coordinating Center (LDCC) Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

cc: Regional Planning Commission; DPW (Building and Safety); Zoning Enforcement
MH:aw

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

PROJECT NUMBER R2011-01275

Appeal of Approval of Discretionary Director's Review RPP 201101088

PROJECT DESCRIPTION

Pacific Charter School Development requests to establish, operate and maintain a public charter middle school ("middle school") with a student body of 450 students and 26 faculty members on a 1.27-acre site. Development consists of one 2-story building of 24,786 square feet in floor area located entirely within the C-3 (Unlimited Commercial) zone and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zoned portion of the property that is within 100 feet of the adjacent C-3 zone pursuant to Los Angeles County Code Section 22.20.190. The southern-most 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan.

REQUEST

The appellant, Ms. Ofelia Esparza, is appealing the approval of this request by the Director of Regional Planning for a Director's Review of RPP 201101088 for transitional parking associated with the construction of the charter middle school and Condition of Approval #19b associated with the demolition of a commercial building and the partial demolition of another commercial building, as described above.

REGIONAL PLANNING COMMISSION HEARING DATE: August 29, 2012

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

A duly noticed public hearing was held on August 29, 2012 before the Regional Planning Commission. Commissioners Valadez, Louie, Helsley, Pedersen, and Modugno were present when the public hearing convened. Commissioner Modugno recused himself before the conclusion of the hearing.

The appellant's representative, Ms. Irma Nunez, and her lawyer, Ms. Susan Brandt-Hawley, presented testimony in support of the appeal and answered questions presented by the Commission. During the public comment period, the appellant Ms. Ofelia Esparza provided testimony in support of the appeal.

Nineteen people also spoke in support of the appeal of the Director's approval citing concerns of the preservation of the murals on the adjacent building, traffic congestion in the neighborhood, the lack of a recreation room/gym on the floor plan, and the need for an EIR for the project.

One person spoke in support of the Director's approval indicating that she represents the parents of the students who will be attending the school and they would like to see the middle

school built soon for the benefit of the students and community. Approximately 20 people stood up to show the Commission their support of her testimony. Ten additional people filled out speaker cards in favor of the Director's approval but did not testify.

The applicant Pacific Charter School Development (PCSD)'s representative, Mr. Eli Kennedy, and PCSD's attorney, Mr. Alex DeGood, testified on their support of the Director's approval and answered the Commission's and public's concerns about a potential high school project that may be submitted and the ownership arrangement between PCSD and an adjacent property owner. They further clarified the action before the Commission today and that a completed traffic study indicated that the project would not create any significant traffic impacts.

The appellant's attorney provided a rebuttal and indicated that her client supports a school project but that the County should require an EIR for the project.

Commissioner Louie asked County Counsel if the decision to pursue a Negative Declaration per CEQA provisions for this project was still appropriate. County Counsel answered to the affirmative.

After the testimonies, public comments, and rebuttal, Commissioner Valadez moved that the case be approved with an amendment to Condition #19 as presented by Staff, indicating the school is needed for the neighborhood; that the Commission stands behind County Counsel's determination on the CEQA determination; and thanked the community for coming out to hear the case and uniting to support a resource that they treasure in the East Los Angeles community. Commissioner Valadez indicated that the types of rooms on the floor plan required by the State Education Code are not within the County's purview. She asked staff to include all speaker cards into the case folder for future correspondence. Commissioner Helsley seconded the motion. Commissioners Valadez, Helsley, Pedersen and Louie voted in favor of the motion. Commissioner Modugno recused himself before the vote at the hearing. The Commission closed the public hearing, denying the appeal and upholding the Director's approval of RPP 201101088, subject to an amendment to the previous Condition #19.

FINDINGS

1. The subject property is located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue, East Los Angeles). The subject site is bounded by Townsend Avenue to the west, 1st Street to the north, and Rowan Avenue to the east. The project site is approximately 1.27 acres in size and is comprised of eight parcels (APNs 5232-016-005, -007 thru -010, and -034 thru -036).
2. The case history of approvals at the project site is as follows: In 1938, Zoning Case 341 allowed for the additions to a store fronting First Street. Then, in 1951, Zoning Exception Case (ZEC643) approved a new market and associated refrigeration unit at an existing site with a department store at the northwest corner and the use of the R-2 zoned parcels (-007, -008, and -036) for parking. Subsequently, the parking lot was expanded by the approval of ZEC2082 in 1955 (inclusion of parcels -007, -008, -009, -035, and -036);

ZEC8446 in 1967 (the inclusion of the use of parcel 5232-017-007, which is located across the street on Townsend Avenue); ZEC8906 in 1968 (parcel -034); and Conditional Use Permit case CUP269 in 1973 (parcel -010). The adoption in 1974 of Zone Change ZC6038 by Ordinance 10886 changed the zoning of parcels -007 and a portion of -045 from R-2 (Two-Family Residential) to C-3 (Unlimited Commercial). Variance case VAR245 approved in 1974 allowed for a two-story addition of 4,564 square feet to the rear of the shoe store on parcels -007 and -004 that exceeds 50% of the lot coverage.

3. This middle school development does not include parcel -045. No demolition is allowed to the existing building on parcel -045.
4. The parking lot must sufficiently serve the proposed middle school and the existing non-conforming retail development, due to parking standards, as previously approved by the above mentioned cases until subsequent applications are submitted and approved for any modifications.
5. The proposed middle school will have regular instruction hours Monday through Friday from 7:30 a.m. to 3:30 p.m. Limited afterschool programs for tutoring and enrichment will be offered during the hours of 3:30 p.m. to 6:00 p.m. on weekdays and may occasionally extend into Saturday between 8:00 a.m. and 12:00 noon. Special events, such as parent conferences and graduation, may take place on campus, averaging two events per month.
6. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of quality of traffic such use would generate, and by other public and private service facilities as requested because it is located in an already developed area with established infrastructure. The project site is approximately 1.27 acres in size. The existing parking lot will be redesigned to incorporate required landscaping, the restriping of parking spaces, the inclusion of a drop-off/pick-up area, and a change in internal circulation. A one-way circulation within the parking lot is proposed with access to the site from Rowan Avenue and exit onto Townsend Avenue.
7. The floor area of the 2-story school building totals 24,786 square feet which includes classrooms, administrative offices, storage rooms, a utility room, a conference room, and restrooms. No recreational athletic fields, sports gymnasiums, or multipurpose buildings are proposed as physical activity is not part of the middle school's curriculum. No utilization of local public park facilities is proposed to serve this purpose.
8. An existing residential neighborhood exists south of the subject site. In order to eliminate or minimize the disruption, any exterior lighting shall be directed away or shielded from the residential neighborhood.
9. The portion where the school building is to be located is designated Categories MC-Major Commercial and the portion where the parking is located is designated LMD-Low/Medium

Density Residential (17 dwelling units per acre) within the East Los Angeles Community Plan ("Community Plan").

The middle school building is to be located within the MC land use designation which is consistent with the zoning designation of C-3 (Unlimited Commercial) and corresponds to the adjacent commercial development fronting 1st Street. The project site is surrounded by commercial designations and developments directly to the east, north, and west. Accredited schools through grade 12, which offer instruction required to be taught to the public schools by the Education Code of the state of California, are a permitted use within the C-3 zone.

The parking lot is to be located within the LMD land use designation which corresponds to the suburban type of residential development common in the area. The purpose of this category is to maintain existing single-family neighborhoods and ensure the continuation of the low to medium intensity residential nature of the neighborhoods with this designation. The project site was intended for development with a use that would be consistent in character and be compatible with the residential development in the area. The project site is surrounded by single-family residences to the south and southwest. The proposal is for a new parking lot that would replace the existing parking lot. The parking area is not proposed to expand.

10. The project is also governed by the East Los Angeles Community Standards District (CSD) which ensures that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community. As stated in the Community Plan, two of the goals are *"to promote more efficient delivery of services, such as health, public safety, education, etc."* and *"to bring the policies and values of the educational system into greater consistency with the needs and aspirations of the community"*. The establishment and maintenance of a middle school ensures the essential delivery of educational services for the youth within the neighborhood and ensures achievement of the land use policy to *"maintain and enhance the quality of healthy and stable residential neighborhoods."*
11. The Community Plan policies mention that *"homes should be screened from business areas using walls and landscaping or by developing buffer uses such as parking lots"* and that the goal is to *"encourage and assist, where possible, the development of parking areas for businesses that fill a substantial need and do not significantly disrupt surrounding residential areas"*. An existing wall between the proposed parking lot and the residential lots to the south will be kept. The proposed parking lot simply replaces the existing parking lot consisting of the restriping of spaces, addition of landscaping, and change in circulation pattern. There will not be an expansion of the existing parking area.
12. The development of transitional parking to serve the needs of the proposed middle school is compatible with the Community Plan's circulation and transportation policy that *"require new commercial development to provide parking which is designed to be compatible with adjoining businesses and residences, and meet strict development standards."* The

middle school building and associated parking lot meets the standards specified in the Los Angeles County Zoning Code.

13. Pursuant to Section 22.28.220 and 22.44.118 of the County Code, front, side and rear yards shall be provided as required in Zone C-3 for the middle school building. The following development standards apply:

a. **Height**

The maximum height shall be 40 feet. The middle school building is proposed not to exceed a height of 32 feet.

b. **Yard requirements**

There are no yard setback requirements for buildings within the C-3 zone. The building is proposed at 0 feet setback from 1st Street.

c. **Parking**

Parking for the middle school shall be provided as required by Section 22.52.1200 of the County Code. This section requires one automobile space for each classroom. There are 20 classrooms proposed within the middle school. The proposed site plan depicts 67 parking spaces. Per the American Disabilities Act, three of these parking spaces must be handicap accessible and one of these spaces must be van accessible. The application meets these requirements.

14. Pursuant to Section 22.20.210 and 22.20.220 of the County Code, front and side yards shall be provided as required in Zone R-2 for the parking lot associated with the middle school. The following development standards apply:

a. **Height**

The height of proposed fences, gates, and walls shall not exceed 3.5 feet in the front yard and 6 feet in the side yard. This requirement is met.

b. **Yard requirements**

Front Yards - Each lot or parcel of land shall have a front yard of not less than 20 feet in depth. The proposed parking lot is proposed to have a landscaped setback of 20 feet fronting Townsend Avenue and Rowan Avenue.

Interior Side Yards - Each lot or parcel of land shall have interior side yards of not less than 5 feet. A 10 side yard setback is proposed.

Rear Yards - There is not a rear yard on this property.

c. **Parking**

Pursuant to 22.20.190, transitional parking within R-2 is allowed if the area used for parking adjoins property in Zone C-3; and

1. That parking shall be limited to an area within 100 feet from the boundary of the qualifying commercial zone; and

2. That an area developed with parking shall have direct vehicular access to an improved public street; and
 3. That the lot developed with parking including access, shall have a side lot line adjoining for a distance of not less than 50 feet, from property in the qualifying commercial zone; and
 4. That the side lot line of the lot developed with parking shall not exceed the length of the lot line common to said zone; and
 5. That any remaining portion of a lot of land developed with parking shall contain not less than the required area or width; and
 6. That parking shall be developed in accordance with the provisions of Sections 22.52.1060 and 22.52.1070, except that a landscaped front yard setback equal to that of the zone in which it is located shall be provided; and
 7. That parking shall be limited to motor vehicle parking lots exclusively, but shall exclude vehicles over two tons rated capacity; and
 8. That a site plan which shows compliance with provisions of the Los Angeles County Zoning Code is submitted to the Director. Any modifications require a separate approval.
15. Pursuant to the provisions of Section 22.60.240 AND 22.60.174 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting, and posting on the Regional Planning website on July 16, 2012.
 16. Not to exceed 90% of the net area be occupied by buildings, with a minimum of 10% of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition.
 17. The project has been determined to not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The middle school use would be compatible with the current land uses and would not cause any additional impact to the neighborhood.
 18. The Department of Regional Planning prepared a Negative Declaration pursuant to under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design will have less than significant impacts. The Notice of Intent to Adopt the Negative Declaration was provided to the public on February 28, 2012, consistent with the provisions of Section 15072 of the CEQA Guidelines. No public comments were received during the 20-day comment period.

19. The location of the documents and other materials constituting the record of proceedings upon which the Director's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Development Coordinating Center Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Director's Review as set forth in Section 22.56.1690 of Title 22.

REGIONAL PLANNING COMMISSION ACTION:

- 1. This project has been determined to require a Negative Declaration under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).
- 2. In view of the findings of fact presented above, the appeal of the Director of Regional Planning's decision to approve Director's Review Case No. RPP 201101088/Project No. R2011-01275 is **DENIED**, and therefore, the decision approving RPP 201101088 is **UPHELD**, subject to the amendment of Condition #19 with the final version as presented in the final Conditions.

c: Each Commissioner, Zoning Enforcement

VOTE

Concurring: Valadez, Helsley, Pederson, and Louie

Dissenting: None

Abstaining: None

Absent: Modugno

Action Date: August 29, 2012

MH:aw
8/30/12

The applicant, Pacific Charter School Development, proposes the establishment, operation and maintenance of a public charter middle school ("middle school") with a student body of 450 students and 26 faculty members on a 1.27-acre site located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue, East Los Angeles). Development will consist of one 2-story building located entirely within the C-3 (Unlimited Commercial) zone and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zoned portion of the property that is within 100 feet of the adjacent C-3 zone. The southernmost 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan. This grant is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 10.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of

the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner. Any modifications to this grant, including but not limited to transitional parking, require the submittal and approval of a separate and new application.
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date the Director's action becomes effective pursuant to Section 22.60.260 of the Los Angeles County Code. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections shall be unannounced.
10. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in

compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the applicable fee is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. All requirements of the County Code and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the preceding that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
14. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The permittee shall comply with all requirements of the County of Los Angeles Department of Public Works.
16. The permittee shall comply with all requirements of the County of Los Angeles Department of Public Health.
17. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandum dated March 14, 2012, except as otherwise required by said Department.
18. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Parks and Recreation memorandum dated March 29, 2012, except as otherwise required by said Department.

19. This approval authorizes the demolition of the commercial building located on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 East 1st Street (APNs 5232-016-004 and 5232-016-007) ("3640 Building") as required for the project and as depicted on the Demolition Plan. Upon demolition of the portion of the 3640 Building necessary to undertake the project, the applicant shall temporarily secure and shore the remaining portion of the 3640 Building. Within three months of the issuance of the Certificate of Occupancy for the project by the Building & Safety Division of the Department of Public Works, the applicant shall fully repair the shored area and complete construction of permanent code-compliant walls to replace any temporary shoring and/or temporary walls.
20. The owner has recorded a "Covenant and Agreement to Hold Property as One Parcel" with Los Angeles County Recorder's Office for the project. Any changes to the lot tie would require a modification of the recorded covenant.
21. This grant allows for the establishment, operation and maintenance of a middle school as depicted on the approved Exhibit "A", subject to the following conditions:
 - a) The 2-story middle school building contains a total floor area of 24,786 square feet.
 - b) This grant allows for transitional parking within 100 feet from the zone boundary of R-2 and C-3, in so far as, the development follows these Findings & Conditions.
 - c) This grant allows for a revised exhibit "A" to land use cases ZEC8906 and CUP269 for the southern 50 feet of the parking lot.
 - d) The permittee shall maintain the property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises under which the permittee has control.
 - e) County Code requires 20 parking spaces be provided as one is required per each classroom at the middle school and be located within 500 feet. The property is proposed to provide 67 parking spaces. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for any unauthorized use. All required parking spaces shall be kept clear and open for guests and staff. Student parking is prohibited, per application.
 - f) Until such time as an application is submitted and approved to modify the existing retail building to the west of the proposed middle school, sufficient parking must also be provided for this non-conforming retail building due to parking standards. The original building was built prior to 1951 with no

specific parking requirements. An addition of 4,564 square feet, including a second story, was added to the back of the shoe store in 1974. An ordinance of 1958 required retail parking to be at 1 parking space per 400 square feet.

- g) Since the middle school does not propose a physical education curriculum and Parks and Recreation has indicated that their public park facilities in the area are limited, use of any public park facilities is not authorized by this grant.
- h) All external lighting shall be directed away from and shielded from adjacent residences. No athletic field lighting is proposed as there will not be any athletic fields.
- i) The height of fences in residential zones shall not exceed 3.5 feet in the front yard and 6 feet in the side yard.
- j) The project must comply with applicable provisions of the Green Building ordinances.
- k) Each standard parking space must have the dimensions 8.5 feet in width by 18 feet in length. The required backup space is 26 feet.
- l) No more than 40% of parking spaces may be compact spaces. Each compact parking space must have the dimensions 8 feet width by 15 feet length. The required backup is 23 feet.
- m) The onsite drop-off/pick-up area is approved as depicted on the exhibit "A" and must also be approved by Building & Safety and Public Works.
- n) Parking spaces and parking lot must be in compliance with the American Disability Act (ADA) requirements as implemented by Building & Safety.
- o) No oak trees are indicated to be present on the property. This approval does not grant any impact on oak trees.
- p) No substantial grading & import and export are proposed. Any grading must be in accordance to a grading permit issued and required by Public Works and Building & Safety.
- q) Two wall signs, each of 33 square feet, are approved as depicted on the exhibit "A". Wall signage cannot project more than 18 inches from the building wall to which it is attached.
- r) One building identification sign, containing the business address number, is approved as depicted on the exhibit "A". This sign shall not exceed 6 square

feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign.

- s) All signs may be internally or externally lighted; shall be designed in the simplest form and lie free of any bracing, angle-iron, guy wires, cables or similar devices; and shall be maintained in good repair, including display surfaces, which shall be kept neatly painted or posted.
22. The East Los Angeles Community Standards District (CSD) requirements must also be complied with:
- a) Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least 5 feet in width. An 11-foot landscaped strip is to be provided between the proposed parking lot and residentially-zoned properties to the south.
 - b) Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally space along the buffer strip. Permanent irrigation systems shall be required and maintained in good working order.
 - c) A solid masonry wall not less than 5 feet high nor more than 6 feet in height shall be provided along the side property lines.
23. Approvals from all other County departments may be needed before the issuance of building permits by Building & Safety.

MC:MH:aw
8/30/12